

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
August 6, 2019

Present: Chairman Marion Hoeve, Vice-Chairman/Secretary Jack Vander Meulen, Members Ken Bosma, Dennis Gebben, Randy Kortering, Norm Nykamp, and Ed Zylstra. Also present were Community Development Director John Said, Assistant Community Development Director Corey Broersma, and Recording Secretaries Tricia Kiekintveld and Laurie Slater.

Absent: None

Public Comment: None.

** Motion to approve the minutes from the regular meeting of July 9, 2019, was made by Mr. Kortering, supported by Mr. Bosma. All in favor. Motion carried.

Chairman Hoeve opened the Public Hearing for consideration of a special use request submitted by Kurt Eisenhardt on behalf of Eddie and Barkus Inc. for land addressed as 11071 Watertower Court, described more specifically as Parcel Number 70-16-23-320-021. Petitioner is seeking permission for animal services including daycare, grooming, and kennel. The property is zoned C-2 Community Commercial.

Dennis Reckley, Architect with SVS Reckley Architects, was present to speak to this request. He explained that the subject property was previously an automobile dealership, and contains about 1.3 acres and an approximate 10,000 square foot building. The applicant plans to renovate the interior of the building to accommodate individual kennel spaces, grooming and training areas, as well as play areas. The play areas will extend outside with overhead doors, and will be contained by 6' vinyl privacy fencing. The applicant's information indicates that up to 72 dogs can be accommodated for lodging at night, and up to 120 can be accommodated daycare during the day, with all kennels located inside the building. Daycare would run from 7 am – 7 pm.

A question was raised as to the potential noise the business would generate and its effect on neighbors. It was explained that the property is located in an industrial neighborhood and that the noise of the road traffic along with the vinyl fencing would muffle any barking dog noise.

Commission questioned the circular driveway. Mr. Reckley explained that the owners would be leasing the property and are not the owners of the property so they are limited as to the changes they can make to the building and property and removal of the circular driveway would be up to the owner, Nick Markovic.

Mr. Gebben inquired about any regulations as to the number of animals allowed on the property in question. Staff answered that there is no limit at this time.

Mr. Reckley explained there would be three separate areas for dogs including a woodchip surface. Mr. Eisenhardt corrected Mr. Reckley and stated the kennels would have a concrete surface for easy clean-

up. Kennels would vary in size to accommodate different size dogs holding one dog per kennel unless the owner requests that two dogs be in one kennel; they would be able to accommodate that request. He also stated that the solid vinyl fencing would block the dogs view of any outside activity therefore limiting the amount of barking due to the dogs not being able to see outside activity. It was noted that an 8' vinyl fence is allowed in this area.

Mr. Bosma questioned if there have been reports of issue at the other dog kennels in the township. Staff answered that there have been no complaints.

In regards to parking there are currently 18 parking places. The property can accommodate up to 34 parking places. They are planning for 10 future parking places for drop off and pickup and 6 employee spaces. There are no plans to remove the truck dock at this time. Commission questioned how it would be determined that there was a need for additional parking. Staff responded that if there were complaints made regarding parking the Township could enforce the additional parking spaces.

Audience Comments: None.

** It was moved by Mr. Zylstra and supported by Mr. Vander Meulen to close the hearing. All in favor. Motion carried.

The Commission reviewed the special use standards and staff report.

Staff pointed out Section 15.6 – The previous special use would be null and void if this special use passes and is occupied for 1 year.

** It was moved by Mr. Vander Muelen and supported by Mr. Nykamp to approve the Special Use as submitted.

- Motion was amended to include a requirement that the applicant shall obtain Staff approval of a landscape plan to include landscaping plantings for the property.

All in favor. Motion carried.

Chairman Hoeve opened the Public Hearing for consideration of an amendment to the Zoning Map of Holland Charter Township, to change the property located at 12345 Quincy Street, described more specifically as Parcel Number 70-16-04-400-023 from AG Agricultural to I-1 Light Industrial.

William Sikkel, attorney representing owners Michael and Crystal Nyland, was present to speak to this request. Mr. Sikkel explained that the subject property consists of three buildings and outside storage of miscellaneous excavating equipment. The property overall contains about 22.3 acres, with the western 6.35 acres to be split off for the business use. The applicants will retain the balance (approx. 15.95 acres) for their existing residence, which would remain zoned AG. The existing drives and storage areas are gravel, and the applicant proposes to retain these gravel areas.

Mr. Sikkel explained that the property has been used by Lakeshore Grading and Excavating for a few years in this regard. The owners would like to bring the property under compliance with township ordinances. He further explained that the future master plan for this area is I-1, Industrial, which this business falls under. There were questioned by staff if the 3 buildings currently on the site are up to code. Two of the three buildings are up to code and they are working with the township building department to make the necessary improvements to the third building.

Paving of the driveway and parking lot was questioned. Mr. Nyland explained that due to the weight of the equipment it would not be possible to pave the length of the driveway and the parking lot because the equipment would tear it up very quickly. He is willing to extend the paved driveway going 50' past the 50' of currently paved entryway coming off from Quincy Street. It was noted that the entry that is currently paved does a good job of cleaning dust and gravel off the equipment before entering Quincy Street.

Mr. Gebben commented that he is happy to see the current pavement and questioned what the gravel on the remainder of the property was made from. Mr. Nyland stated it is crushed concrete and due to the nature of their business they maintain drainage as to avoid mud on the property.

Mr. Nykamp inquired if there was record of any complaints of gravel on Quincy St. Staff reported that there have been no complaints.

Mr. Nyland further explained that due to the nature of their business no customers come to the property. It is strictly used for storing the equipment and for employees to park during the work day.

Audience Comments: None.

** It was moved by Mr. Nykamp and supported by Mr. Kortering to close the hearing. All in favor. Motion carried.

The five criteria for Zoning Map Amendments were reviewed.

** It was moved by Mr. Nykamp and supported by Mr. Kortering to recommend to the Township Board of Trustees that the rezoning be approved as presented. All in favor. Motion carried.

Chairman Hoeve opened the Public Hearing for consideration of a special use request submitted by William Sikkel on behalf of Michael and Crystal Nyland for the western 6.35 acres of land addressed as 12345 Quincy Street, described more specifically as Parcel Number 70-16-400-023. Approval of these requests will be subject to land division approval, and approval of the special use will be subject to rezoning (map amendment).

Present for this request was William Sikkel on behalf of Michael and Crystal Nyland. He explained that there are a number of trees that heavily shield the property from the neighbors. Mr. Nyland wants to be a good neighbor and plans to keep the tree as a buffer.

Staff advised Mr. Nyland to seek Ottawa County Road Commission approval for a commercial driveway. Mr. Nyland agreed to get approval from the Road Commission and obtain a copy of that approval to submit to the township.

Staff reported that current landscaping requirements for new I-1 business is very substantial, therefore, they are suggesting that the current number of trees be considered adequate at this time and that the commission requires the trees to remain as a buffer zone.

Audience Comments: None.

** It was moved by Mr. Nykamp and supported by Mr. Bosma to close the hearing. All in favor. Motion carried.

The Commission reviewed the special use standards and staff report.

** It was moved by Mr. Nykamp and supported by Mr. Bosma to approve the Special Use with the conditions that: (1) A 30' landscape buffer zone around the perimeter of the property shall be maintained with retention of all existing trees in this area; (2) The special use is subject to the rezoning of this property; (3) The driveway shall be paved to the point where the driveway turns to the northeast and widens to the parking/yard area; and (4) A letter of approval from the Ottawa County Road Commission shall be provided for the business driveway. All in favor. Motion carried.

Chairman Hoeve opened the Public Hearing for consideration of an amendment to the Zoning Ordinance and Map of Holland Charter Township involving 2 contiguous parcels located at the northwest corner of Quincy Street and 136th Avenue, and are described more specifically as Parcel Numbers 70-16-06-400-022 and 70-16-06-400-013 submitted by Dan Larabel on behalf of Westview Capital, LLC. The request is to change the larger parcel (70-16-06-400-022) from AG Agricultural to R-1 Low Density Residential and R-2 Moderate Density Residential and the smaller parcel (70-16-06-400-013) from AG Agricultural to R-2 Moderate Density Residential.

Tom Larabel of Westview Capital LLC/For Our Future LLC was present for this request. He explained the subject properties have no existing buildings and currently are used for agriculture. The properties contain about 83.76 acres. The eastern portion of the property, containing about 38.37 acres, is proposed for rezoning to R-2, while the western and northern portions of the property, with approx. 45.29 acres, is proposed for rezoning to R-1. A portion of the area shown above on the subject site, immediately adjacent to Quincy Park, is not included with the proposed development; the property owners are currently negotiating sale of that land to the Township for future park expansion.

Mr. Larabel explained that the land is well suited for residential development with water, sewer, storm drains and bike paths already in place. Their plans are for a development of approximately 200 single family homes with public streets. He pointed out that to the west of the property is the potential for a future park area, to the east is light industrial, to the south is R-2 and even further south is an even higher density residential area, and to the north is medium density residential.

He explained that they are planning a 50' extra buffer zone bordering the industrial property to the east and a path connecting the development to the park.

Mr. Bosma suggested they should begin talks with the lone parcel on Quincy St., currently a horse farm, to see if they are interested in selling. Mr. Vander Meulen agreed that it would be good to rezone that parcel at the same time. Mr. Larabel indicated he would be in contact with the current owners.

Mr. Vander Meulen noted that this plan blends well with Macatawa Legends to the north.

Public Comment:

Staff read a letter submitted by Trendway Corporation. In conclusion Trendway is not in support of the development sighting the potential for complaints from residents due to the nature of their business and the noise that it generates. They would like to be a good neighbor but see the potential for problems with houses being that close to their industrial facility.

** It was moved by Mr. Bosma and supported by Mr. Vander Meulen to close the hearing. All in favor. Motion carried.

The five criteria for Zoning Map Amendments were reviewed for the contiguous properties.

It was noted that R-2 are smaller lots and can be 2 family dwellings if located on a County primary road, but not apartments.

** It was moved by Mr. Vander Meulen and supported by Mr. Zylstra to recommend to the Township Board of Trustees that the rezonings be approved as presented. All in favor. Motion carried.

Agenda Item Tabled: 3100 North Wellness Drive (70-16-16-200-050, 70-16-16-200-051) – seeking approval for additional parking spaces for medical facility and future development.

Moved by Vander Meulen and supported by Bosma to table the Site Plan Review.

Other Business

Special Use - 12659 Riley St., Todd Sneller – Seeking approval for a restaurant with drive through (public hearing concluded and project tabled 12/04/2018). Remove from the table – Moved by Mr. Vander Meulen and supported by Mr. Bosma.

Lynelle Berkenpas of Holland Engineering was present for this request. She explained that the applicant obtained Zoning Board of Appeals review and approval for a reduced number of drive-through stacking spaces; this was done at the June 25, 2019 Zoning Board of Appeals meeting. They are now returning to the Planning Commission with revised plans for their project.

As shown on the site plan and discussed at previous meetings, Rita's is locating in the space previously occupied by Quizno's. The proposed drive through lane is shown along the west edge of the building. The newly proposed parking spaces would include 10 queuing spaces (6 behind the drive through window, 2 spaces on the other side of the line and 2 pull ahead stacking spaces with a walk way space between).

Mr. Bosma inquired if the Fire Department has seen the plans. Staff indicated that they had and that the plans meet the minimum 26' requirement. Staff also reported that the plan helps to facilitate traffic calming in that area.

The commission reviewed the special use standards and staff report.

** It was moved by Mr. Bosma and supported by Mr. Kortering to approve the Special Use request as presented. All in favor. Motion carried.

Special Use - 1001 Adams Street – Bob Wilsey of Herman Miller Inc. – Outdoor Storage (Truck and trailer parking and storage). Remove from the table – Moved by Mr. Nykamp and supported by Mr. Bosma.

Mark Desrochers of Herman Miller Inc. was present for this request.

Mr. Desrochers addressed the list of concerns from the July 8, 2019 meeting.

Herman Miller looked at 4 options.

Option #1 would be to add parking along both the north and south sides of the access road but this would bring the parking too close to the residents along that side of the property.

Option #2 would be to add parking to the west side of the loop road but there would only be enough space for 45 parking spaces due to drainage and wetland restrictions and that would not solve the problem.

Option #3 Would be in the North East corner of the property but the wetlands are in the way and would not allow for adequate parking.

Option #4 is what they are proposing. Along the south side of the access road they would straighten the access road to reduce truck noise by eliminating the need for a turn. This would allow the additional parking spaces to be the furthest away from any property lines. This would have the lowest impact on the surrounding area.

Commission inquired about the land even further to the east than Option # 3. It was stated that it would be disconnected from the other pieces of land. Mr. Bosma indicated that they also would need to drive through wetlands making this not a viable option.

Mr. Desrochers indicated that Adams Street is a big safety concern for them during day light hours. They have too many close calls turning both left and right. Using the 104th exit for only left turns will continue, however, access will be controlled with a locked gate from 7:00 pm – 6:00 am being open only from 6:00 am – 7:00 pm is being proposed.

Mr. Desrochers explained that traffic flow is increased by inefficiency of parking spaces. They could add 25 parking spaces around the ring or loop road but it does not solve the problem.

Mr. Desrochers also discussed the addition of noise buffers on the property. To the North, from where the current berm ends to the county drain, they would plant trees along the 200 ft. to add a buffer for the 2 duplexes on the adjoining property. Along the West side of the property they are proposing an 8' high berm to obstruct the view of the building and that will also aid with noise buffering as well.

Mr. Desrochers addressed the question of the grade of the truck docks. These were reviewed and are all between a 1-6% grade. The maximum grade is 10%.

** It was moved by Mr. Bosma and supported by Mr. Nykamp to approve the Special Use request as presented. All in favor. Motion carried.

PUD Pre-Application Conference – Shops at Westshore/Versa. Seeking preliminary review for proposed mixed-use development.

Greg Erne, owner, Nick Rolinski, Broad Street Studio Inc. and Har Ye Kan of HYK Consulting were present for this presentation.

Mr. Erne, Mr. Rolinski & Ms. Kan made presentations for a mixed-use development at the site of the current Shops at Westshore. In summary, they are proposing a walkable urban environment with sidewalks and a variety of public spaces. They are envisioning multiple housing units, including apartments, duplexes, stacked flats, townhouses, a retirement community, cottage/single-family homes and live-work units. These are proposed to be built in phases and as more land is potentially acquired. Also, the preliminary plans would include a plaza, splash pad, playground, dog island, and an educational wetland park.

The Commission asked a variety of questions about the project. How many housing units are you proposing? They are looking at 346 housing units with 476 parking spaces. This is under the 2 required spaces per unit; however, one of the buildings will be a senior housing unit and that would only require 1 parking space per unit with some additional visitor parking, there will also be surplus parking available at the mall that is currently not being used. How much of the housing will be owner occupied vs. rental? Most would be rental units with the final phase being for sale housing. Have you taken into account current housing being developed in the township? Mr. Erne responded that they are keeping up with current development and do not want to build something that will not sell or lease so they are watching that closely. What does your proposed timeline look like? Ms. Kan stated they are in the preliminary stages right now but they would start with building the infrastructure of the roads and utilities along with the storm water basin and hiking trails. What type of stores would be going in the live-work units? These would be stores that would be important to the people living there such as grocery stores, salons, entertainment, eye care, etc.

The Commission suggested making sure there would be ample space for school busses, including school bus shelters, along with areas accessible by bike as well as on foot. It was also suggested to include a larger green space for throwing balls around, playing basketball, etc.

The Commission was open to the idea of this mixed-use development.

Meeting adjourned at 9:25 p.m.

Respectfully submitted,

Tricia Kiekintveld

Recording Secretary